

## **BOARD OF ADJUSTMENT**

Municipal Plaza Building  
1<sup>st</sup> Floor, 103 Main Plaza  
San Antonio, Texas 78205

**August 20, 2001**

Monday 1:00 P. M.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

<b>CASE NO. A-01-119</b>	<b>Kaufman &amp; Associates Inc., representing Castle Hills Self Storage 7340 Blanco Rd.</b>
<b>CASE NO. A-01-124</b>	<b>Elena D. Moreno, 1206 McCauley Dr.</b>
<b>CASE NO. A-01-126</b>	<b>Natividad Sandoval Jr., 1818 Perez St.</b>
<b>CASE NO. A-01-127</b>	<b>Gary Kattleman, 20450 Huebner Rd.</b>
<b>CASE NO. A-01-128</b>	<b>Donna Glassburn representing Lowell Scott Glassburn 7374 Rustling Brook</b>
<b>CASE NO. A-01-129</b>	<b>Enrique Ybarra, 594 Lively Dr.</b>
<b>CASE NO. A-01-130</b>	<b>Xenia Y. Quevedo, 3343 West Avenue</b>
<b>CASE NO. A-01-131</b>	<b>Americo Medina, 711 Grassfield</b>
<b>CASE NO. A-01-134</b>	<b>Paul Franklin representing Thomas and Martha Hardin 303 E. Summit Avenue</b>

- V. Presentation of new evidence and a request to re-open Case No. A-01-024 for the property located at 17031 Irongate Rail.

- VI. Pursuant to authority granted by Section 551.071 of the Texas Open Meetings Act Entitled "Consultation with Attorney: Closed Meeting", the Board of Adjustment may adjourn into Executive Session for a briefing on Case No. A-01-135

**CASE NO. A-01-135      The Palace, 2482 Loop 410 NE**

- VII. Consider to approve the Minutes for July 16, 2001 and August 6, 2001.
- VIII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/bldginsp/BOA.htm](http://www.sanantonio.gov/bldginsp/BOA.htm)

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

## BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-119

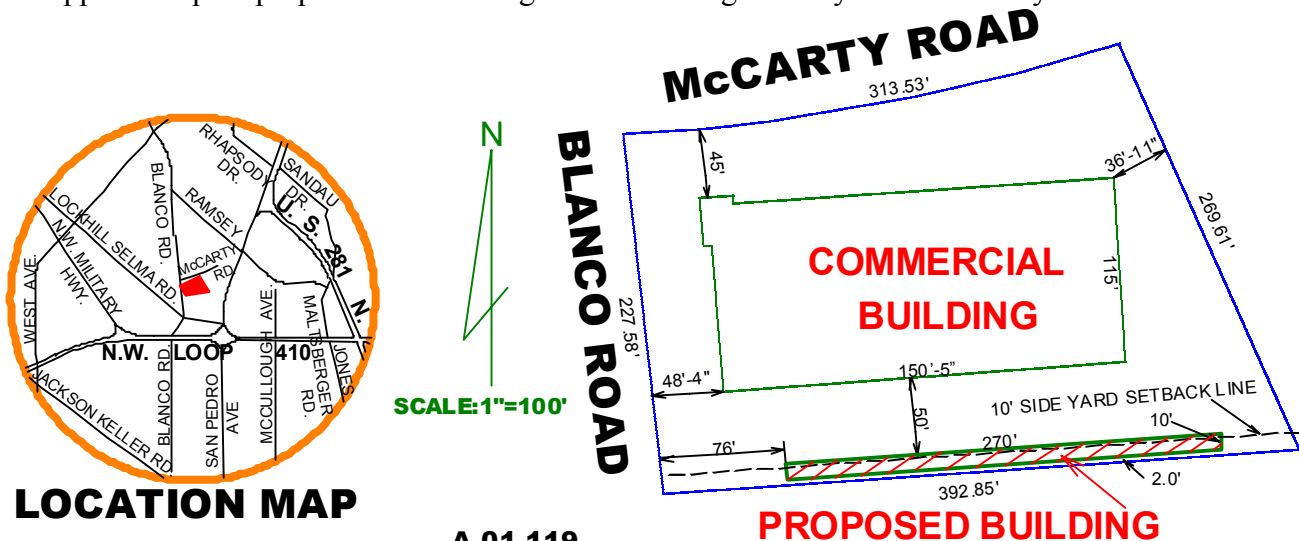
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Kaufman & Associates, Inc. representing Castle Hills Self Storage  
Lot 1, 19, Block 3, New City Block 11714  
7340 Blanco Road  
Zoned: "O-1 SUP" Office District with a Special Use Permit for a Min--warehouse Facility

The applicant requests a variance to construct a mini-storage facility within the side yard setback.

The Development Services Department could not issue a permit because Section 35-3350 (f) of the Unified Development Code requires a 10' side yard setback.

The applicant's plan proposes constructing the mini-storage facility with a 2' side yard setback.



**A-01-119**

# BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-124

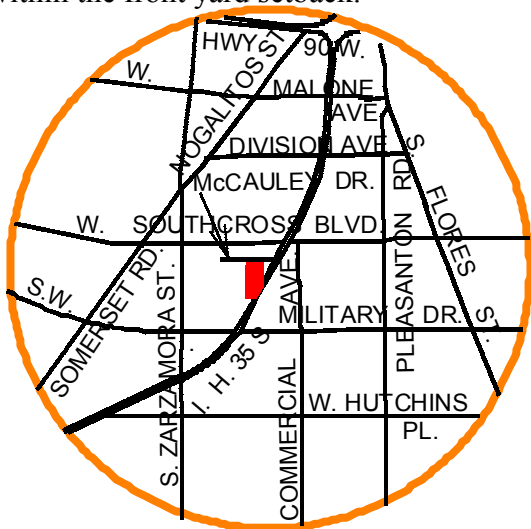
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Elena D. Moreno  
Lot 8, Block 5, New City Block 9782  
1206 McCauley Dr.  
Zoned: "B" Residence District

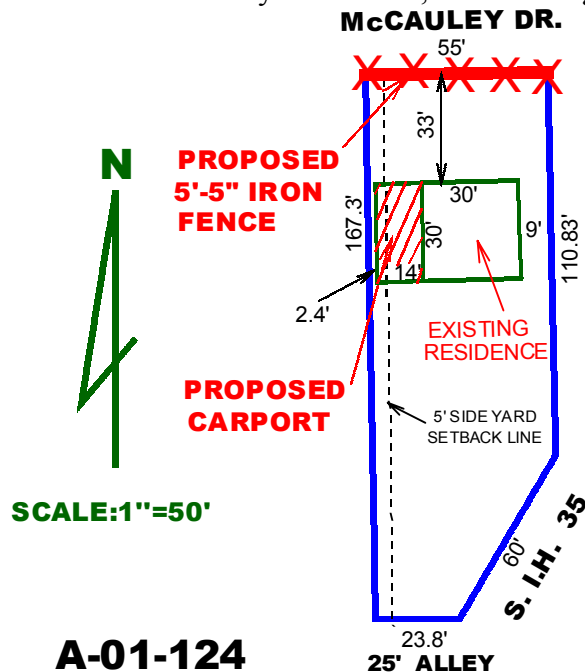
The applicant requests a variance to construct a carport, and erect a 5' 5" fence within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3611 (a) of the Unified Development Code requires a 5' side yard setback, and Section 35-3337 (a) of the Unified Development Code limits fence height within the front yard setback to 4'.

The applicant's plan proposes constructing a carport with a 2.4' side yard setback, and erecting a 5' 5" fence within the front yard setback.



**LOCATION MAP**



# BOARD OF ADJUSTMENT

August 20, 2001

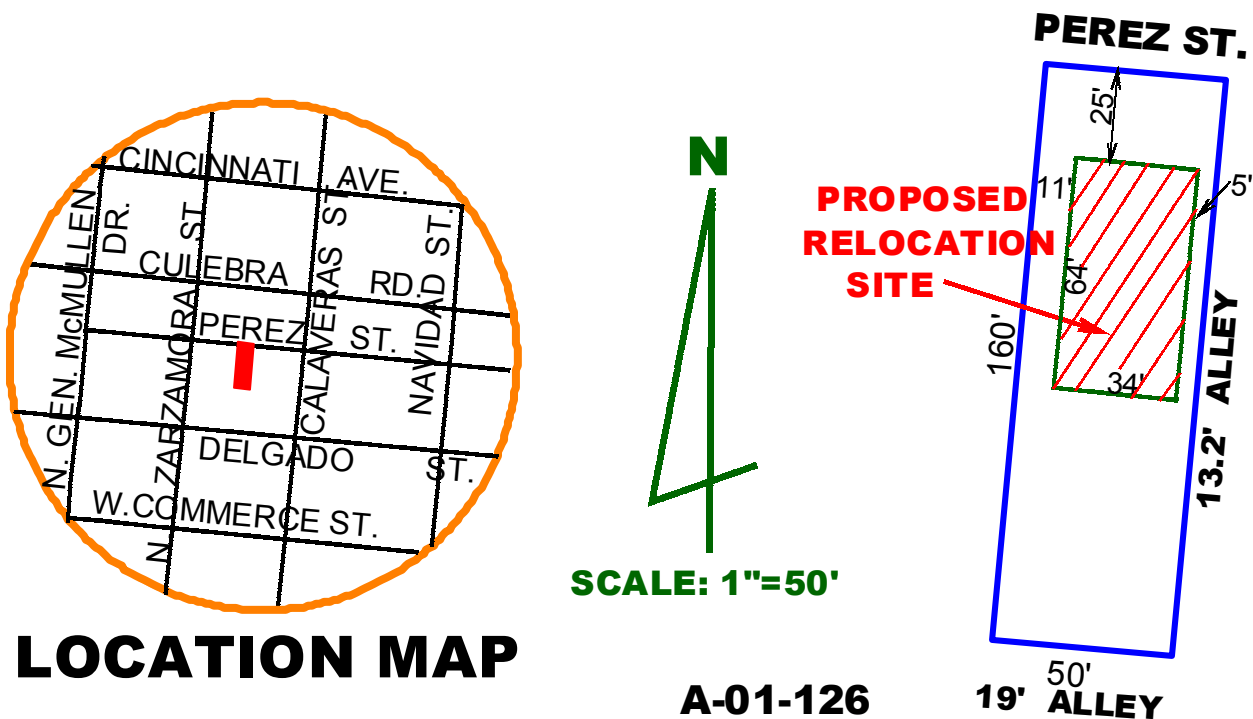
CASE NO. A-01-126

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Natividad Sandoval, Jr.  
Lot 10A & 10B, Block 7, New City Block 2823  
1818 Perez Street  
Zoned: "C" Apartment District

The applicant requests a Special Exception to relocate a structure from 602 SW 24<sup>th</sup> Street to 1818 Perez Street.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.



BOARD OF ADJUSTMENT

CASE NO. A-01-127

August 20, 2001

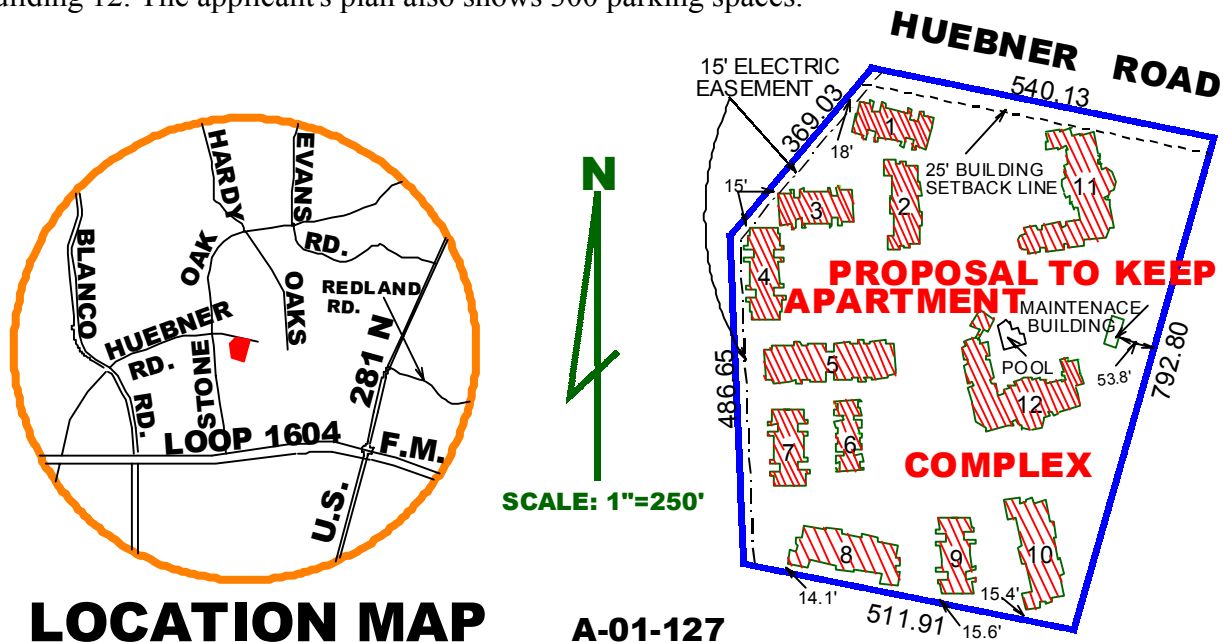
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following appeal.

Gary Katleman  
Lot 1, Block 2, New City Block 19218  
20450 Huebner Road  
Zoned: "B-2" Business District

The applicant requests a variance to keep an existing apartment complex within the front and rear yard setbacks, and that exceed height requirements and the required number of parking spaces.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code requires a 25' rear yard setback. Section 35-3331 (a) of the Unified Development Code limits the height of structures to 25' at the required setback. Section 35-3366 of the Unified Development Code requires 1.5 parking spaces for each apartment unit.

The applicant's plan shows rear yard setbacks of 14.1' for building 8, 15.6' for building 9, and 15.4' for building 10. The aforementioned plan shows an overall height of 33.8' for building 1, 28.4' for building 2, 30.3' for building 3, 30.6' for building 4, 28.8' for building 5, 33.8' for building 6, 30.4' for building 7, 28.1' for building 8, 33.8' for building 9, 28.2' for building 10, 42.6' for building 11, and 42.3' for building 12. The applicant's plan also shows 300 parking spaces.



# BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-128

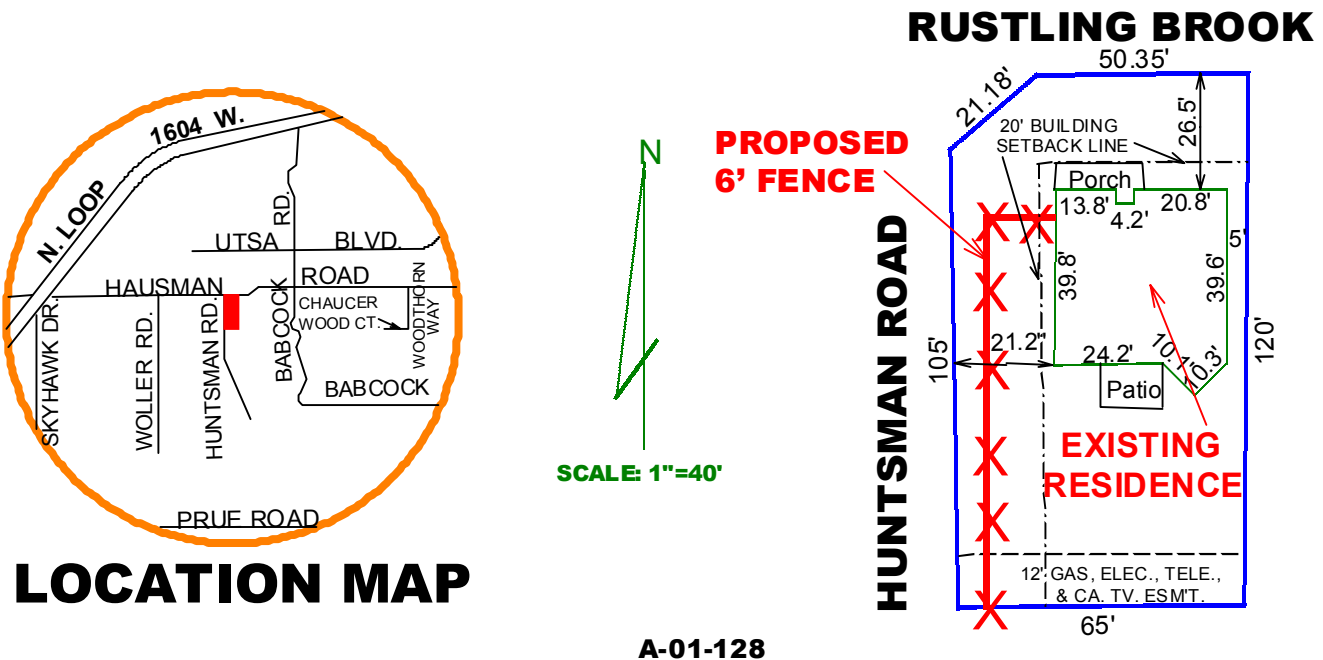
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Donna Glassburn representing Lowell Scott Glassburn  
Lot 1, Block 2, New City Block 17263  
7374 Rustling Brook  
Zoned: "TEMP R-1" Single Family Residence District

The applicant requests a variance to erect a 6' fence within the reverse front yard setback.

The Development Services Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits fence height within the front yard setback to 4'.

The applicant's plan proposes the erection of a 6' fence within the reverse front yard setback.



# BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-129

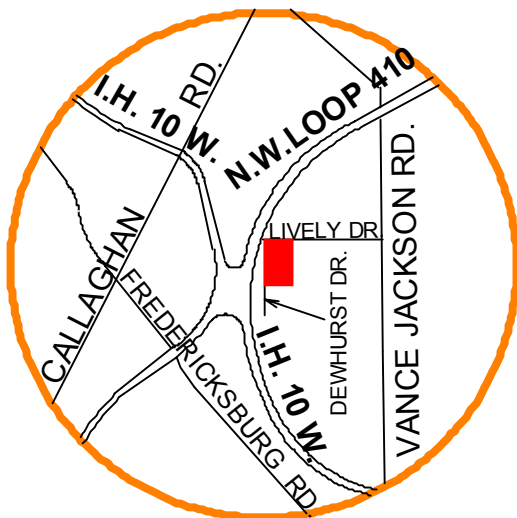
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Enrique Ybarra  
Lot 49, Block 55, New City Block 10692  
594 Lively Dr.  
Zoned: "B" Residence District

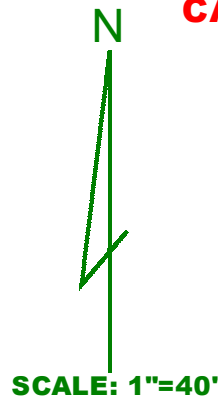
The applicant requests a variance to construct a carport within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3611 (a) of the Unified Development Code requires a 20' front yard setback.

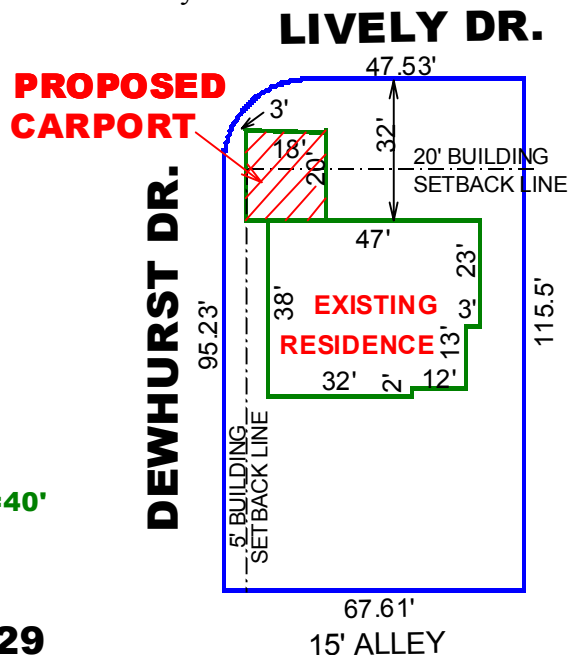
The applicant's plan proposes construction of the carport with a 3' front yard setback.



**LOCATION MAP**



**A-01-129**





# BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-130

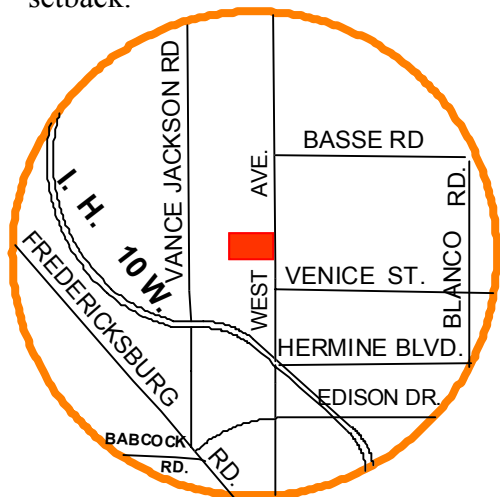
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Xenia Y. Quevedo  
Lot 7, NCB 11683  
3343 West Avenue  
Zoned: "F" Local Retail District

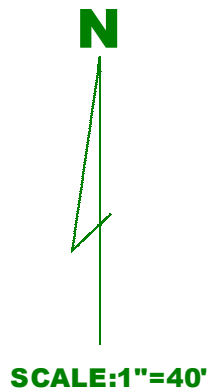
The applicant requests a variance to add to an existing structure within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3611 (a) of the Unified Development Code requires a 22' rear yard setback.

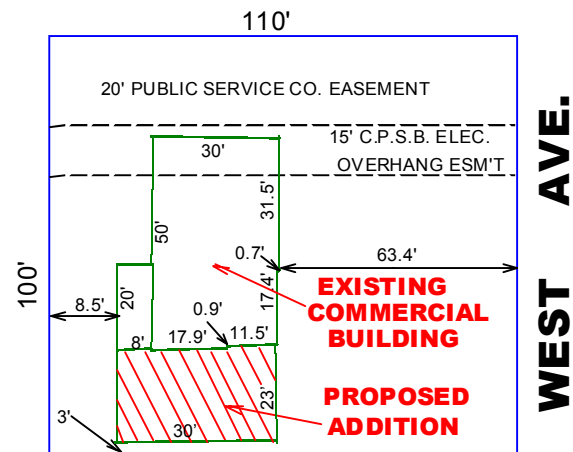
The applicant's plan shows a proposed addition to an existing structure with a 19.6' and 8.5' rear yard setback.



**LOCATION MAP**



**A-01-130**





# BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-131

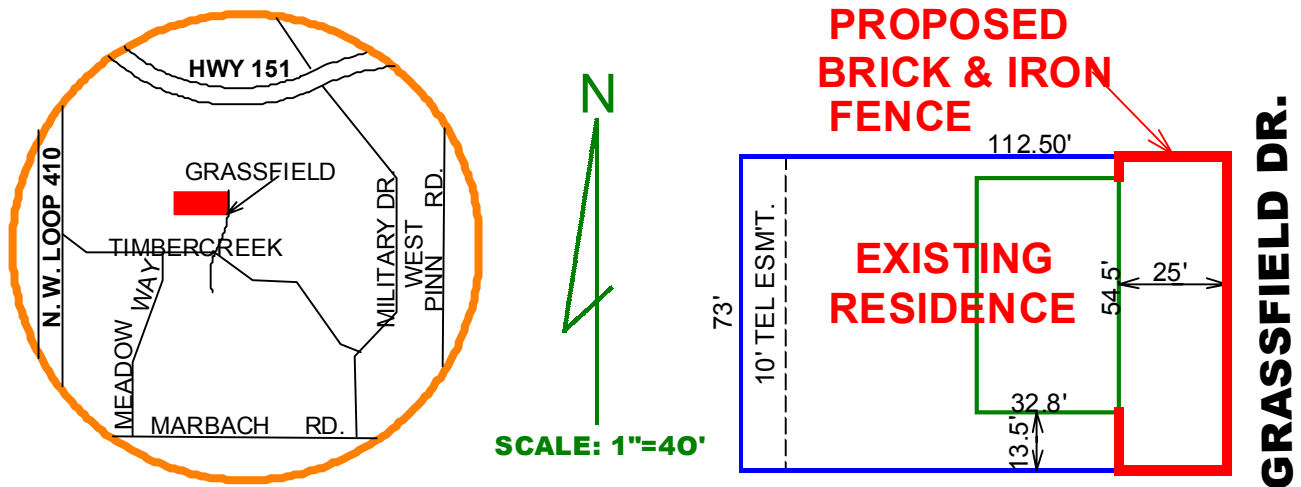
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Americo Medina  
Lot 32, Block 54, New City Block 15341  
711 Grassfield  
Zoned: "TEMP R-1" Single Family Residence District

The applicant requests a variance to erect a 6' fence within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits fence height within the front yard setback to 4'.

The applicant's plan proposes the erection of a 6' fence within the front yard setback.



**LOCATION MAP**

**A-01-131**

# BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-134

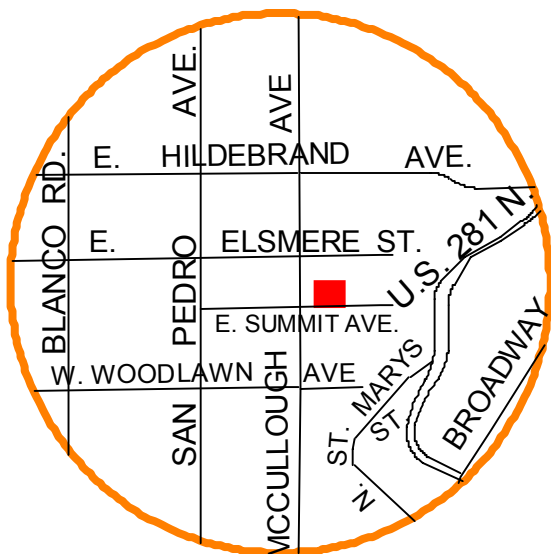
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Paul Franklin representing Thomas and Martha Hardin  
Lots 18, 19, and the west 5' of lot 20, New City Block 6882  
303 Summit Avenue E.  
Zoned: "A" Single Family Residence District

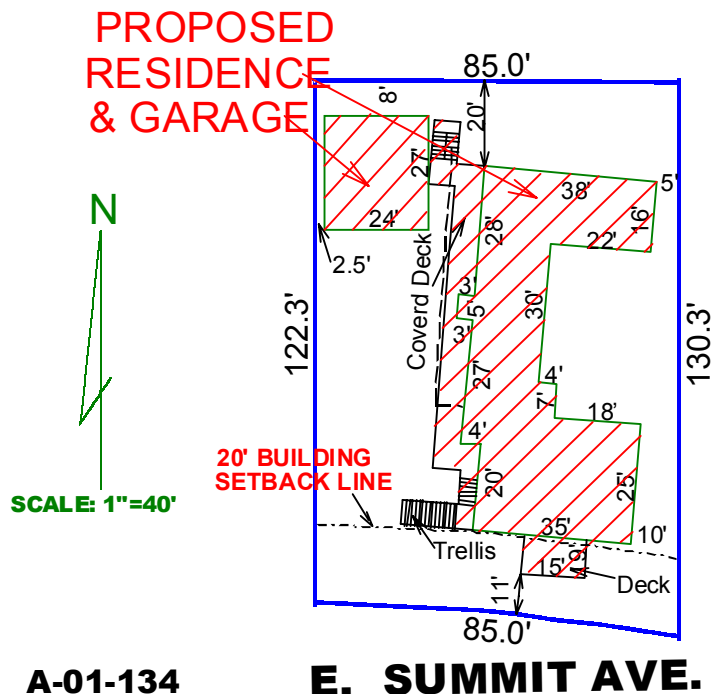
The applicant requests a variance to construct a single-family residential structure within the front yard setback, and a detached garage within the side and rear yard setbacks.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code requires a 20' front yard setback, a 25' rear yard setback, and 5' side yard setback.

The applicant's plan proposes constructing the residential structure with a 11' front yard setback, and the detached garage with a 8' rear yard setback, and a 2.5' side yard setback.



**LOCATION MAP**



**A-01-134**

**E. SUMMIT AVE.**

BOARD OF ADJUSTMENT

August 20, 2001

CASE NO. A-01-135

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 20, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following appeal.

The Palace  
Lot 4, Block 2, New City Block 13840  
2482 Loop 410 NE  
Zoned: "B-3" Business District

**The appellant, the Place Club, requests an amortization period of 28.54 years prior to termination of the establishment's type "B" non-conforming use consent for a Sexually Oriented Business as allowed by Section 35-3065 & 35-3305 of the Unified Development Code.**

Section 35-3305(d)(1) of the Unified Development Code stipulates that "the owner of a sexually oriented business that has been granted Type "B" non-conforming use rights by the Director of Building Inspections may request a hearing before the Board of Adjustment for a determination of a reasonable amortization period based on the owner's investment and other generally accepted amortization factors.